

The Listing of Claims will replace all prior versions, and listings, of claims in the application.

LISTING OF CLAIMS

Claim 1. (Currently Amended) A computer-based method for cooperatively managing a combined asset investment, the method comprising the steps of:

controlling a first investment portfolio of collateralizable securities, said first investment portfolio representing the ownership interests of a plurality of independent investors, and said collateralizable securities comprising one or more asset classes selected from the group consisting of mutual funds, bonds, corporate stock and corporate debt obligations;

obtaining financing collateralized by pledging said portfolio of securities;

purchasing a second complementary investment portfolio comprising multiple income-producing real estate investments with said financing and without any financing collateralized by said income-producing real estate purchased; and

~~cooperative ly~~ cooperatively managing said combined asset investment by cross-utilizing securities growth and real estate income to the benefit of said plurality of independent investors.

Claim 2. (Cancelled)

Claim 3. (Previously Presented) The method of claim 1, wherein said first investment portfolio comprises a combination of securities selected for achieving an objective of long term growth.

Claim 4. (Previously Presented) The method of claim 1 wherein at least a portion of said debt obligations are insured by a third party guarantor.

Claims 5 – 7. (Cancelled)

Claim 8. (Original) The method of claim 1, wherein said financing provides leverage of said first investment in the range of approximately 50% to approximately 100%.

Claim 9. (Currently Amended) The method of claim 1, wherein ~~[[said]]~~ the controlling step comprises the step of managing said first investment portfolio to provide enhanced returns to said plurality of independent investors.

Claim 10. (Cancelled)

Claim 11. (Original) The method of claim 9, wherein said managing step is performed by an investment firm, and wherein said financing is obtained from said investment firm.

Claim 12. (Original) The method of claim 1, wherein said financing is selected from the group consisting of a line of credit, a self-liquidating loan, a fixed rate loan, a variable rate loan, an interest-only loan, a term loan, a balloon loan, and any combination of one or more thereof.

Claim 13. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of:

distributing a portion of any income from said second investment portfolio to each of said plurality of independent investors.

Claim 14. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of:

utilizing a portion of any income from said second investment portfolio to purchase an additional investment in an asset class of said first investment portfolio.

Claim 15. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of utilizing a portion of any income from said second investment portfolio to purchase more income-producing real property.

Claim 16. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of holding a portion of any income from said second investment portfolio as cash.

Claim 17. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of paying operating expenses relating to said first investment portfolio or said second investment portfolio.

Claim 18. (Currently Amended) The method of claim 1, wherein ~~said applying~~ the managing step comprises the step of:
reducing a debt obligation resulting from said financing.

Claim 19. (Currently Amended) The method of claim 1, wherein ~~[[said]]~~ the step of ~~control ling~~ controlling said first investment portfolio comprises the steps of:

receiving a capital contribution from each of said plurality of independent investors;

aggregating a plurality of said capital contributions; and

purchasing collateralizable securities for said first investment portfolio.

Claim 20. (Currently Amended) The method of claim 1, wherein ~~[[said]]~~ the step of ~~control ling~~ controlling said first investment portfolio comprises receiving at least a portion of the ~~collateraliz-able~~ collateralizable securities of a pension fund.

Claim 21. (Currently Amended) The method of claim 1, wherein ~~[[said]]~~ the second investment portfolio purchasing step comprises refinancing properties owned by at least one of said plurality of independent investors.

Claim 22. (Currently Amended) A computer-based method for cooperatively managing a combined asset investment, the method comprising the steps of:

receiving a capital contribution from each of a plurality of independent investors;

aggregating a plurality of said capital contributions;

purchasing with said aggregated capital contributions a first investment portfolio comprising collateralizable securities comprising one or more asset classes selected from the group consisting of mutual funds, bonds, corporate stocks and corporate debt obligations, wherein a proportionate share of said first investment portfolio is owned by each of said plurality of independent investors;

obtaining financing collateralized by pledging said first investment portfolio;

purchasing a second investment portfolio comprising multiple income-producing real estate investments with said financing and without any financing collateralized by said income-producing real estate purchased; and

~~cooperative-ly~~ cooperatively managing said combined asset investment by cross-utilizing securities growth and real estate income to the benefit of said plurality of independent investors;

whereby each of said plurality of independent investors becomes an investor in said combined investment of said first and second investment portfolios.

Claim 23. (Cancelled)

Claim 24. (Previously Presented) The method of claim 22, wherein said securities are selected for achieving an objective of long term growth.

Claim 25. (Original) The method of claim 22, wherein said securities comprise a debt obligation insured by a third party guarantor.

Claims 26 – 27. (Cancelled)

Claim 28. (Currently Amended) The method of claim 27, wherein said managing step is ~~performed~~ performed by an investment firm, and wherein said financing is obtained from said investment firm.

Claim 29. (Original) The method of claim 22, further comprising the step of:
issuing a number of ownership shares to each of said plurality of individual investors to reflect an ownership interest in said combined investment.

Claims 30 – 42. (Cancelled)

Claim 43. (Previously Presented) The method of claim 1, further comprising the step of issuing a number of ownership shares to each of said plurality of individual investors to reflect an ownership interest in said combined investment.

Claim 44. (Previously Presented) The method of claim 1, wherein said corporate debt obligations comprise bonds or debentures.

Claim 45. (Previously Presented) The method of claim 22, wherein said corporate debt obligations comprise bonds or debentures.

Claim 46. (Previously Presented) The method of claim 1 wherein at least a portion of said collateralizable securities of said first investment portfolio are mortgages or are bundled in a mutual fund.

Claim 47. (Previously Presented) The method of claim 22, wherein at least a portion of said collateralizable securities of said first investment portfolio are mortgages or are bundled in a mutual fund.